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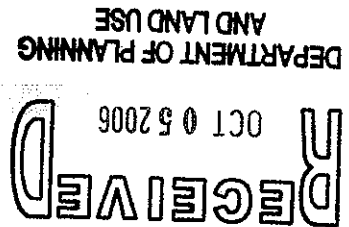
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October 4, 2006

Mr. Robert Hingtgen
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123



Subject: Sugarbush Residential Project (TM 5295RPL4); Change in Emergency Access to Cleveland Trail

Dear Robert:

HELIX Environmental Planning, Inc. is providing this letter regarding the changed emergency access for the Sugarbush Residential Project proposed by Sugarbush, LLC (applicant) in the Buena Vista/Twin Oaks area of San Diego County. This letter supersedes the letter dated September 14, 2006 and addresses potential biological impacts associated with the change in the designated emergency access to the site from the west as well as the reconfiguration of Lot D.

The applicant wishes to change the designated emergency access from Buena Creek Road via Lone Oak Lane and Lone Oak Road to use of Cleveland Trail. Specifically, this would require use of an existing 15-foot easement extending within the southern side of the panhandle from the main project area to Cleveland Trail as well as an abutting off-site 15-foot easement width. This 30-foot area would be used to provide the full 24-foot wide paved emergency road width within a 30-foot right-of-way. In addition, Lot D would be reconfigured to connect Cleveland Trail to Street A as well as provide a siltation and filtration basin for storm water runoff.

Within the project boundary (including the panhandle), no change to areas previously assessed as impacted or as open space in HELIX's Biological Technical Report (HELIX 2004), would occur. The boundary of Lot D has not changed and all proposed grading for the new configuration occurs within the originally proposed Lot.

In the off-site 15-foot portion of the easement, the land is mostly developed, per HELIX's 2002 mapping (HELIX 2004). At the very western end of the easement, the corner of an adjacent property supports less than 0.01 acre of non-native grassland and a small, isolated oak tree (less than 0.01 acre) within the easement. A more recent rectified aerial suggests the location of the oak is further south of the unpaved road than previously indicated, and therefore may not be impacted at all. Regardless, the report identified a 0.4-acre impact to oak woodland and oak root zones that was rounded from 0.34 acre. As a result, a less than 0.01-acre



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additional impact would not change the impact or mitigation acres stated in the report.

With regard to non-native grassland, the 2004 report stated the total non-native grassland impact from grading, brush management and conversion to oak woodland for mitigation purposes was 11.1 acre (rounded from 11.10 acres) with a required 5.6 acres of mitigation. Adding the less than 0.01-acre additional impact in the off-site portion of the right of way would not change either the impact or mitigation requirement numbers in the report.

As a result, the change of emergency access to Buena Creek Road from Lone Oak Lane to Cleveland Trail would not cause any new significant impacts to biological resources, and would not result in any changes to previously assessed impacts to habitat or required mitigation acreages.

If you have any questions, please call me,

Sincerely,

A handwritten signature in black ink, which appears to read "D. Langsford". The signature is fluid and cursive, with a long horizontal stroke at the end.

Derek H. Langsford, Ph.D.
County-approved Biologist/Project Manager